

3 PARCELS AND 2 BUILDINGS

536 E Market St, Indianapolis, IN 46204



PROPERTY DESCRIPTION

Rare opportunity to acquire a well-maintained, mixed-use investment property in the heart of Downtown Indianapolis. With over 20,000 square feet, this versatile site is zoned CBD-2, allowing for a wide range of uses including retail, office, and multifamily development. The property provides immediate income with tenants in place while offering exceptional flexibility for future repositioning, redevelopment, or owner occupancy. Building features include elevator service, a dry sprinkler system, energy-efficient LED lighting throughout, and new AC units within the last 5 years. Over 20 paved parking spaces are included, with an additional gravel lot for more parking or future development potential.

Situated in the thriving Market East District, the property is minutes from Mass Ave, the Cultural Trail, Gainbridge Fieldhouse, and some of the best dining in the city! Whether you're seeking a stable investment, value-add opportunity, or future redevelopment play, this site offers a unique combination of location, flexibility, and long-term upside in one of Indy's most dynamic urban corridors.

PROPERTY HIGHLIGHTS

- CBD-2 Allows for Retail, Multi-Family, and More
- Nearly 1 acre with over 25,000sqft.
- 20 +/- paved parking spaces with additional gravel lot
- Close Access to I-65/I-70
- 524, 536, & 542 E Market Street Included

OFFERING SUMMARY

Sale Price:	\$3,900,000
Total Acreage:	0.91 Acres
Building Size:	25,412 SF
2026 Annual Taxes:	\$18,415.00
Zoning:	CBD-2

Shelly Johnson
Shellyj9125@gmail.com
317.883.9125

Kayla Johnson
Kjohnson6995@gmail.com
317.430.6995



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It's Your Vision. Why Wait?



OFFICE FOR SALE

DOWNTOWN DEVELOPMENT OPPORTUNITY

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Commercial Broker
Shellyj9125@gmail.com
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Kayla Johnson
Commercial Broker
Kjohnson6995@gmail.com
317.430.6995

KW Commercial
48 N Emerson Ave
Suite 300
Greenwood, IN 46143



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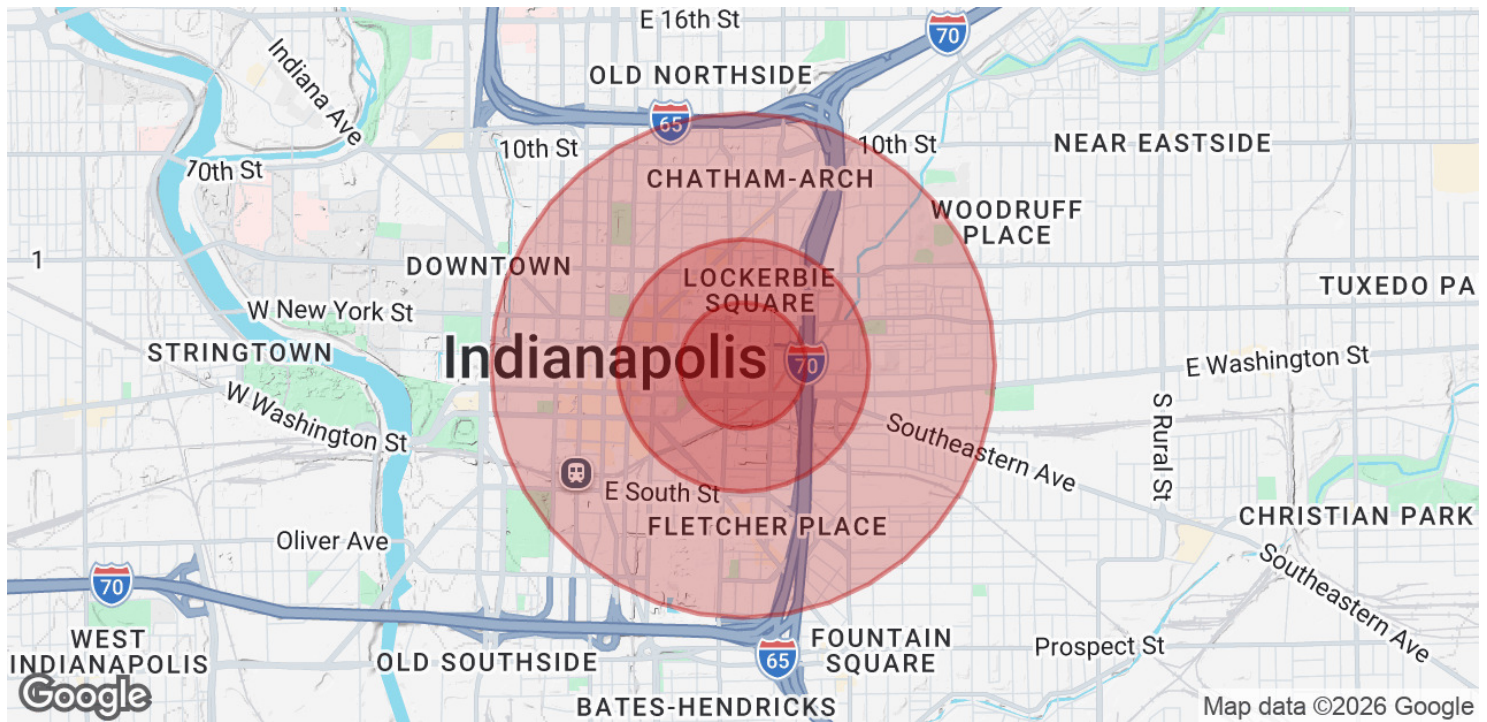
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,596	7,745	19,519
Average Age	32.4	33.1	33.0
Average Age (Male)	33.6	34.9	34.3
Average Age (Female)	30.5	31.4	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,265	3,532	10,205
# of Persons per HH	2.1	2.2	1.9
Average HH Income	\$136,139	\$128,771	\$117,448
Average House Value	\$402,252	\$437,051	\$350,103

2023 American Community Survey (ACS)

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